

EXHIBIT NO. 1

3  
5-18-02

Docket Item # 3  
SPECIAL USE PERMIT #2002-0016

Planning Commission Meeting  
May 7, 2002

**ISSUE:** Consideration of a request for a special use permit for a restaurant.

**APPLICANT:** Wilfredo Villarreal

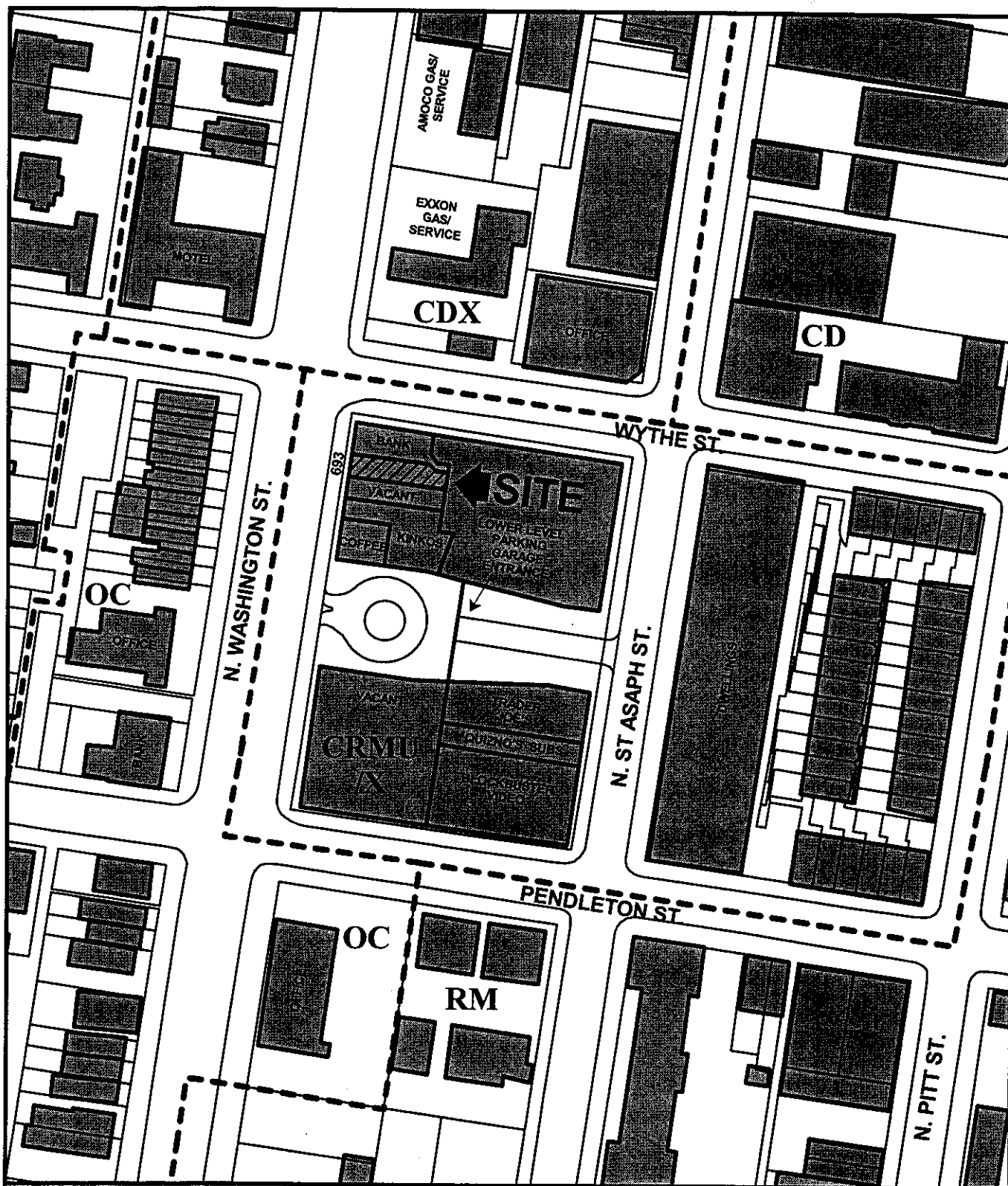
**LOCATION:** 693 North Washington Street  
Saul Center  
DeManos Burritos Frescos Restaurant

**ZONE:** CRMU-X/Commercial Residential Mixed Use

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**PLANNING COMMISSION ACTION, MAY 7, 2002:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.



**SUP #2002-0016**

**05/07/02**



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 50 patrons. (P&Z)
3. No outside dining facilities shall be located on the premises. (P&Z)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. The hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., Monday to Friday, and 10:30 a.m. to 11:00 p.m. Saturday and Sunday. (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
7. Alcoholic beverages shall not be sold. (P&Z)
8. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
10. No food, beverages, or other material shall be stored outside. (P&Z)
11. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z)
12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)

14. The applicant shall require that its employees who drive to work use off-street parking. (T&ES)
15. All loading for the restaurant shall be from Wythe Street. (P&Z)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
17. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
18. No music or amplified sound shall be audible at the property line. (P&Z)
19. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
20. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)
21. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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Staff Notes:

In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Wilfredo Villarreal, requests special use permit approval for the operation of a restaurant located at 693 North Washington Street in the Saul Center.
2. The subject property is located within the Saul Center in the 600 block of North Washington Street. It is a portion of one lot of record with approximately 353 feet of frontage on North Washington Street, approximately 246 feet of frontage on Wythe Street, and a total lot area of approximately two acres. The site is developed with two commercial buildings separated by an open courtyard. Structured parking for retail uses is provided under the buildings, primarily below grade. The property is located in the Old and Historic Alexandria District.

To the north of the Saul Center site is an Exxon service station. To the east is the Portner's Landing residential development. To the west across North Washington Street are offices and an antique shop. To the south is the International Association of Chiefs of Police office building. The subject restaurant will be located on North Washington Street between Kinko's Copies and Chevy Chase Bank. The restaurant space has about 20 feet of frontage on North Washington Street, 85 feet of depth and a total area of 1,585 square feet.

3. The restaurant serves Tex-Mex cuisine offering fresh gourmet overstuffed burritos and tacos. The hours of operation will be 7:00 a.m. to 11:00 p.m. Monday through Friday and 10:30 a.m. to 11:00 p.m. Saturday and Sunday. Peak hours are anticipated to be during lunch, from 10:00 a.m. to 2:00 p.m.
4. No live entertainment or alcohol is proposed. No outdoor seating is proposed. Soft background music will be provided by a stereo system indoors. Acoustical tiles will be used in the corners of the interior of the ceiling to absorb and muffle noise. Potential odors from normal restaurant operation will be controlled by the use of an exhaust hood system.
5. Fifty restaurant seats create a requirement for 13 parking spaces. Parking for customers of the restaurant is provided on-site in the parking garage. There are 172 total parking spaces available in the Saul Center for retail customer use. Retail tenant employees are not permitted to park in the retail customer spaces. The applicant is proposing that employees park on the street.

6. Loading is permitted only from the two loading docks located on Wythe Street. Staff contacted the management company of the Saul Center who stated that each tenant is advised of the loading schedule for the docks. The schedule is used to prevent any conflicts for use at the dock and any congestion that might result. Each tenant is responsible for informing its loading companies about the loading procedures and schedule. Staff has discussed this schedule with the applicant.
7. The applicant anticipates that the restaurant will generate about six bags of trash per day. Trash is collected daily and dumped in a large compactor that is shared by all of the retail tenants in the building. The compactor is parked in one of the two loading areas in the building on Wythe Street. The management company advised staff that the loading schedule prevents any loading conflict with the compactor. Trash is picked up as needed. There is an engineer assigned by the management company to monitor the need for pick-up.
8. Zoning: The subject property is located in the CRMU-X/Commercial residential mixed use (Old Town North) zone. Section 5-403 (V) of the zoning ordinance allows a restaurant in the CRMU-X zone only with a special use permit.
9. Master Plan: The proposed use is consistent with the Old Town North small area plan chapter of the Master Plan which designates the property for commercial-residential mixed use.

#### STAFF ANALYSIS:

Staff supports the proposed restaurant located at 693 North Washington Street. The restaurant supports the mixed use concept of the Saul Center and enhances the pedestrian activity offered along North Washington Street.

The applicant is not proposing alcohol sales or live entertainment, which could cause concern for the neighborhood. Its hours of operation are consistent with the other retail tenants in the building.

Staff has suggested to the applicant that it reorient its customer seating to include tables or a dining bar in front of the windows along North Washington Street to gain more visibility as an eating establishment and to promote pedestrian activity along the North Washington Street frontage of the development. The applicant was enthusiastic about the suggestion and is currently working on a revised layout to incorporate staff's suggestion.

Staff has included the standard restaurant conditions including a requirement that employees not park on the street. Although the applicant proposed to have employees park on the street, staff believes it is important that on street parking remain available for customers and other short term users. Staff has discussed the availability of parking with the Saul Center complex management and learned that parking spaces in the garage are available for rent to the retail tenants for employees. Staff has also learned that other restaurants in the complex rent spaces in the garage for their employees in order to comply with the standard special use permit condition that employees park off the street and that the Saul Center encourages retail employees to park off-site or use public transportation. In addition, the condition is consistent with what City Council required of Quizno's Subs, located at 608 North St. Asaph Street in the Saul Center. Therefore, staff recommends that the applicant require that its employees who drive to work park off the street.

With these conditions, staff recommends approval of this special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 The applicant shall require that its employees who drive to work use off-street parking.
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alteration details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.



- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC^[313.0
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
  - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on-site and the trash storage and pick-up schedule.
  - (b) How food stuffs will be stored on-site.
  - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-3 Permits must be obtained prior to operation.

SUP #2002-0016  
693 N Washington St  
Saul Ctr - DeManos Burritos Frescos

- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- C-6 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.

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APPLICATION for SPECIAL USE PERMIT # 2002-0016

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PROPERTY LOCATION: 693 North Washington St. Alex. VA 22313

TAX MAP REFERENCE: Map 054.04 Block 15 Lot 01 ZONE: CRMU-X

APPLICANT Name: Wilfredo Villarreal

Address: 4604 LaTrobe Pl. Alex. VA. 22311

PROPERTY OWNER Name: Saul Holding L.P.

Address: 8401 Connecticut Ave. Chevy Chase, MD 20815-5897

PROPOSED USE: Request for special use permit for a new restaurant

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Wilfredo Villarreal  
Print Name of Applicant or Agent

  
Signature

4604 LaTrobe Place  
Mailing/Street Address

703-685-5208  
Telephone #

703-685-0374  
Fax #

Alexandria, VA. 22311  
City and State Zip Code

2-20-02  
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser

☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Wilfredo Villarreal - 4604 LaTrobe Pl. Alex. VA. 22311

Gudelia Villarreal - 4604 LaTrobe Pl. Alex VA 22311

Franco Villarreal - 4604 LaTrobe Pl. Alex VA. 22311

Victor Villarreal - 3100 S. Manchester St #708 Falls Church VA  
22044

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

28 copies attached.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Request to operate a upscale neighborhood  
serving restaurant. Carry-out service will be  
available. All seating offered will be indoors.  
Seating for 50 patrons will be available.  
6 employees will be used to operate business.  
The building where the restaurant will be has  
172 parking spaces available for the retail  
stores, 9 of which are for handicapped.  
The building also offers an additional 426  
parking spaces to be used for the office  
tenants but retail customers may use these  
spaces at a cost of five dollars per half hour.  
Employees will park off-site at available street  
parking. The hours of operation proposed are  
7:00 am to 11:00 pm Monday through Friday  
and 10:30 am to 11:00 pm Saturday and Sunday.  
Live entertainment will not be provided.  
Alcohol will not be sold.

# USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☒ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

7:00 am till 10:00 am 50 patrons, 10:00 am till 2:00 pm

150 patrons, 2:00 pm till 11:00 pm 100 patrons.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

6 employees per shift. First shift from 7:00 am

till 3:00 pm, second shift from 3:00 pm till 11:00 pm.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday through Friday

7:00 am till 11:00 pm

Saturday & Sunday

10:30 am till 11:00 pm

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No live entertainment or alcohol served.

Regular restaurant noise.

B. How will the noise from patrons be controlled?

Acoustical tiles will be used at corners  
of ceiling to absorb and muffle noise.

8. Describe any potential odors emanating from the proposed use and plans to control them:

Regular restaurant operation odors that will  
be controlled by the use of exhaust hood  
system.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Regular restaurant trash and garbage.

B. How much trash and garbage will be generated by the use?

We anticipate six bags of trash per day.

C. How often will trash be collected?

Trash will collected daily and put in trash  
container that building has.

D. How will you prevent littering on the property, streets and nearby properties?

One employee will be responsible for emptying  
trash containers, sweeping and cleaning inside and  
outside of restaurant.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Regular restaurant cleaning compounds will be  
used and disposed of in accordance with city health  
codes.

12. What methods are proposed to ensure the safety of residents, employees and patrons?

No alcohol or live entertainment will be offered.  
All business will be in accordance with city  
+ state codes.

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

13 parking spaces (1 parking space for each 4 seats)

- B. How many parking spaces of each type are provided for the proposed use:

163 Standard spaces first 2 hours free

           Compact spaces

9 Handicapped accessible spaces. first 2 hours free.

462 Other. per hour parking in 3 level parking garage

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_  
Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? none

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located? \_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?

9:00 am - 11:00 am

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Mondays and Thursdays.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

1,585 sq. ft. (existing) + - sq. ft. (addition if any) = 1,585 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other, please describe: Office building with retail space.  
"Washington Square"

# RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 50 At a bar: - Total number proposed: 50

2. Will the restaurant offer any of the following?

No alcoholic beverages No beer and wine (on-premises)  
No beer and wine (off-premises)

3. Please describe the type of food that will be served:

Fresh gourmet overstuffed burritos and tacos.

4. The restaurant will offer the following service (check items that apply):

     table service      bar X carry-out      delivery X counter service

5. If delivery service is proposed, how many vehicles do you anticipate?

Will delivery drivers use their own vehicles?      Yes.      No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? X Yes.      No.

If yes, please describe: NO live entertainment.  
Soft background music provided by stereo system.

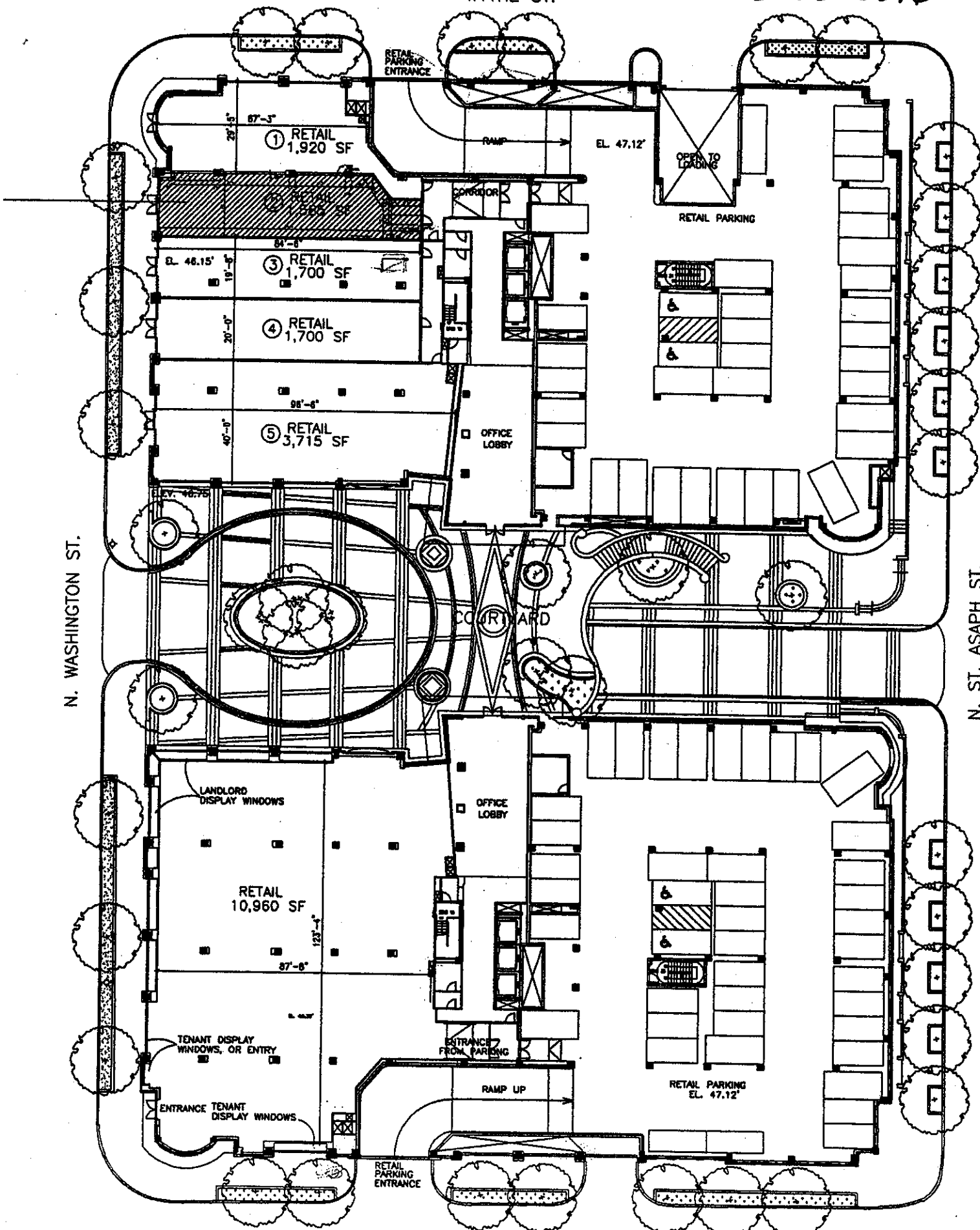
SUP 2002-0016

WYTHE ST.

N. WASHINGTON ST.

N. ST. ASAPH ST.

PENDLETON ST.



# APPLICATION for SPECIAL USE PERMIT # 2002-0016

[must use black ink or type]

PROPERTY LOCATION: 693 North Washington St. Alex. VA 22313

TAX MAP REFERENCE: Map 054-04 Block 15 Lot 01 ZONE: CRM4-X

APPLICANT Name: Wilfredo Villarreal

Address: 4604 LaTrobe Pl. Alex. VA. 22311

PROPERTY OWNER Name: Saul Holding L.P.

Address: 8401 Connecticut Ave. Chevy Chase, MD 20815-5897

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**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Wilfredo Villarreal  
Print Name of Applicant or Agent

  
Signature

4604 LaTrobe Place  
Mailing/Street Address

703-685-5208  
Telephone #

703-685-0374  
Fax #

Alexandria, VA. 22311  
City and State Zip Code

2-20-02  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 5/7/02 Recommend Approval UC

ACTION - CITY COUNCIL: 5/18/02PH--See attached. (SEPARATE MOTION)

**OPENING (continued)**

Mayor Donley thanked those involved in making this event a great success and particularly, Video Solutions for producing an excellent video.

Vice Mayor Cleveland expressed his regrets that he was unable to attend the Valor Awards luncheon this year due to his job commitment.

Councilman Euille reported that the video will be promoted and shown at one of the Council Meetings prior to Council's recess. He requested some advanced public relations be done to encourage a lot of our citizens at home to be prepared to watch this video.

(b) Mariella Posey, 915 Second Street, vice president, Northeast Citizens' Association, on behalf of the association, thanked Rich Baier and his staff for the time and diligence they put in working with them on the second phase of the traffic calming plan on Powhatan Street.

Council Action: \_\_\_\_\_

\* \* \* \* \*

**Without objection**, Mayor Donley announced that items 11, 12 and 13 dealing with the Archstone Development will be deferred, and Council will not be taking public testimony today. In addition, those items will not be returning to the Council, if they return at all, until the fall. There will be no further consideration, at least during this session, prior to the summer recess of the Council of the Archstone Development.

\* \* \* \* \*

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES**

**ACTION CONSENT CALENDAR (3-6) (22-23)**

**Planning Commission**

**Without objection**, City Council removed docket item nos. 3, 5 and 6 from the Action Consent Calendar and considered them under separate motions.

3. SPECIAL USE PERMIT #2002-0016  
693 N WASHINGTON ST  
SAUL CENTER  
DEMANOS BURRITOS FRESCOS RESTAURANT  
Public Hearing and Consideration of a request for a special use permit for a restaurant; zoned CRMU-X/Commercial Residential Mixed Use. Applicant: Wilfredo Villarreal.

COMMISSION ACTION: Recommend Approval 7-0

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

4. SPECIAL USE PERMIT #2002-0018  
682 N ST ASAPH ST  
SAUL CENTER  
SIZZLING EXPRESS RESTAURANT  
Public Hearing and Consideration of a request for a special use permit for additional outdoor seating for a restaurant; zoned CRMU-X/Commercial Residential Mixed Use. Applicant: Sizzling Express VII, by Kyng Ai Kim.

COMMISSION ACTION: Recommend Approval 7-0

5. SPECIAL USE PERMIT #2002-0019  
1905 MT VERNON AV  
LOS AMIGOS RESTAURANT  
Public Hearing and Consideration of a request for a special use permit to add outdoor seating for a restaurant and for a parking reduction; zoned CL/Commercial Low. Applicant: Gustavo Erostequi.

COMMISSION ACTION: Recommend Approval 7-0

6. SPECIAL USE PERMIT #2002-0043  
2018 MT VERNON AV  
THAI PEPPERS RESTAURANT  
Public Hearing and Consideration of a special use permit review and request to extend the hours of operation for a restaurant; zoned CL/Commercial Low. Applicant: Savitri Sakulsom.

COMMISSION ACTION: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved docket item no. 4 under the Action Consent Calendar as presented, noted the deferral of docket item nos. 22 and 23 under the Deferral/Withdrawal Consent Calendar, and considered docket item nos. 3, 5 and 6 under separate motions. The action of City Council follows:

3. City Council approved the Planning Commission recommendation, and added a new condition #22 to read as follows: "22. The Applicant shall provide free parking for patrons in the parking garage accessed from North St. Asaph Street." (Separate Motion) Note: Council considered this item at the end of the docket.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation, and amended condition #18 to have the parking language for employees consistent with all of our other sups which reads as follows: "18. That employees who drive to work are required to use off-street parking." (Separate Motion)